042.0	0007	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	938,000 / 938,000
					USE VALUE:	938,000 / 938,000
					ASSESSED:	938,000 / 938,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
231	-233	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FASSAS RANDALL T
Owner 2:	
Owner 3:	
Street 1:	231 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FASSAS RANDALL T -
Owner 2:	-
Street 1:	231 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,940 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 3070 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	3940.000	549,100	1,400	387,500	938,000
Total Card	0.090	549,100	1,400	387,500	938,000
Total Parcel	0.090	549,100	1,400	387,500	938,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.54 | /Parcel: 305.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 29766

GIS Ref

GIS Ref

Insp Date 11/07/18

!3608!

PREVIOUS ASSESSMENT

Parcel ID 042.0-0007-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	549,100	1400	3,940.	387,500	938,000	938,000	Year End Roll	12/18/2019
2019	105	FV	424,500	5100	3,940.	411,700	841,300	841,300	Year End Roll	1/3/2019
2018	105	FV	424,500	5100	3,940.	300,300	729,900	729,900	Year End Roll	12/20/2017
2017	105	FV	399,400	5100	3,940.	261,600	666,100	666,100	Year End Roll	1/3/2017
2016	105	FV	399,400	5100	3,940.	222,800	627,300	627,300	Year End	1/4/2016
2015	105	FV	358,200	5100	3,940.	218,000	581,300	581,300	Year End Roll	12/11/2014
2014	105	FV	358,200	5100	3,940.	179,200	542,500	542,500	Year End Roll	12/16/2013
2013	105	FV	371,900	5100	3,940.	170,500	547,500	547,500		12/13/2012

PRINT

Date	Time
12/10/20	18:49:07

LAST REV

Date	Time
04/26/19	13:02:05

apro

PAT ACCT. 3608

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FASSAS THOMAS	31466-559		6/1/2000	Family	280,000	No	No		
FASSAS THOMAS/E	25798-339		11/7/1995		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2014	935	Porch	25,500		8/1/2014			Repair front porch

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
8/1/2014	Info Fm Prmt	PC	PHIL C
4/21/2009	Measured	372	PATRIOT
4/20/2000	Inspected	263	PATRIOT
3/3/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29766
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		3940		Sq. Ft.	Site		0	80.	1.23	1			Med. Tr	-10					387,504						387,500	

Total AC/HA: 0.09045 | Total SF/SM: 3940 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 387,504 | Spl Credit | Total: 387,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99201953
Const Adj.:	0.99980003
Adj $ / SQ:	168.610
Other Features:	150500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	746025
Depreciation:	196951
Depreciated Total:	549075

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

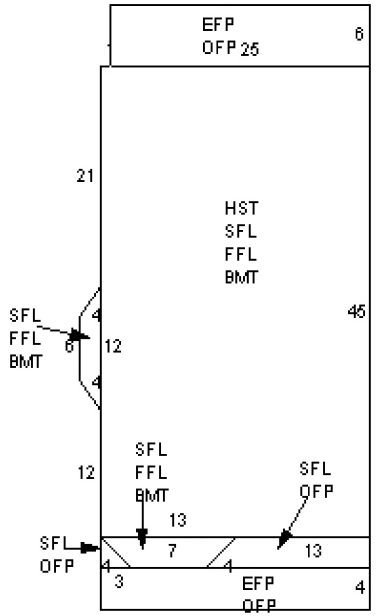
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	2	1	
1	5	2	
Totals			
3	13	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,267	168.610	213,628
BMT	Basement	1,218	50.580	61,610
FFL	First Floor	1,218	168.610	205,366
HST	Half Story	585	168.610	98,637
OFP	Open Porch	303	21.940	6,648
EFP	Enclos Porch	254	37.940	9,636

Net Sketched Area:	4,845	Total:	595,525
Size Ad	3070	Gross Are	5430	FinArea	3070
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	168.61
Special Features:	0	Val/Su Net:	113.33
Final Total:	549100	Val/Su SzAd	178.86

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0007-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X20	A	AV	1915	0.00	T	40	105						
22	Wood Deck	A	Y	1	12X20	A	AV	1960	10.17	T	40.8	105			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:		Total:	1,400

IMAGE

AssessPro Patriot Properties, Inc